

Rodeo Municipal Advisory Council

Anthony Hodge, Chair
Theresa Foglio, Vice Chair
Deborah Drake, Treasurer
Barbara Vargen-Kotchevar, Secretary
Lauren McCollins, Councilmember



Dr. Anthony Hodge, Chairman
Supervisor Federal D. Glover, District V

Dominic Aliano, Staff Liaison for the Rodeo MAC
151 Linus Pauling, Hercules, CA 94547 (510) 942-4200

The Rodeo Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Record of Action

February 25, 2021, 7 p.m.

CORONAVIRUS DISEASE (COVID-19) ADVISORY WARNING ***STAY SAFE, STAY HEALTHY, STAY HOME***

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Municipal Advisory Council Meeting will be accessible via ZOOM to all members of the public as permitted by the Governor's Executive Order N-29-20.

How to Submit Public Comments:

Written: All comments must be received **before 3:00 pm on Thursday, February 25**. Please email your comments to Dominic.Aliano@bos.cccounty.us. Your comments will be read out loud during the meeting and will be reflected in the minutes.

Phone-In: You may also address the Rodeo MAC by phone by dialing 888-278-0254 and entering Conference Code 283296. Comments will be limited to 3 minutes.

Video Conference: You may also address the Rodeo MAC meeting during Public Comment or with respect to an item on the agenda via Zoom Video. To get the Meeting ID, Link, and Passcode, please email dominic.aliانو@bos.cccounty.us or call (925) 608-4200 by 5:00pm on Wednesday, February 24, 2021. Comments will be limited to 3 minutes.

1. Call to Order/Pledge of Allegiance/Roll Call

2. Public Comment (3 Minutes Per Speaker)

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair, and the matter is subject to discussion and action by the MAC. Please see how to submit Public Comment above.

3. Approval of Agenda and Record of Actions

- A. February 25, 2021 Agenda
- B. January 28, 2021 Record of Action

- Motion Theresa Foglio and Second Barbara Vargen-Kotchevar to approve agenda and record of action Vote: 5-0

The Rodeo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact District V Supervisor's Office at least 72 hours before the meeting, at (925) 608-4200..
Materials distributed for the meeting are available for viewing at Supervisor Federal D. Glover's Rodeo website.

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4. **Presentations**

- a) California Highway Patrol (CHP)
 - Officer Lendway and Leviste reported that the speed survey expired in Rodeo and are working on getting it updated. There have also been some traffic accidents.
- b) Contra Costa County Sheriff's Office
 - Sergeant Wroot reported that they received over 400 calls last month but many of the calls are non-violent. There have been some shootings and they are trying to increase more patrols.
- c) Rodeo-Hercules Fire Protection District Report
 - Chief Craig reported that the building on 1st street has squatters and the landlord is trying to evict. Received a weed abatement complaint and has been helping with vaccines.
- d) John Sweet Unified School District (JSUSD)
 - Deborah Brandon reported and the report is attachment 1.
- e) Supervisor Federal D. Glover's Office
 - Dominic Aliano reported on homeless encampments in town and gave an update about COVID.

5. **Election of 2021 RMAC officers, Chair, Vice Chair, Secretary and Treasurer – Major duties of each officer:**

- a. **Chair** – The Chair performs the following functions: 1) acts as the head of the advisory body and is the official spokesperson for the body, 2) sets the agenda of the items to be discussed, 3) posts agenda in a timely manner, 4) appoints subcommittees, subject to the approval of the body, and 5) serves ex-officio on all subcommittees.
- b. **Vice-Chair** – The Vice-Chair presides in the absence of the Chair. The Vice Chair performs other duties as may be imposed by the advisory body consistent with the office.
- c. **Treasurer** – The Treasurer performs the following functions: 1) be responsible for the financial records of the advisory body, 2) work with the Supervisor's office on the advisory body's budget.
- d. **Secretary** – The Secretary performs the following functions: 1) collects and reviews the monthly correspondence, 2) prepares and writes any requested letters by the advisory body for editing and signature by the Supervisor's office, and 4) maintains the advisory body's files. The Secretary performs other duties as may be imposed by the advisory body consistent with the office.

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- Motion Deborah Drake and second Theresa Foglio to keep the officers the same for 2021 Vote: 5-0

6. Rodeo MAC Swearing In

- Supervisor swore the Rodeo MAC in for 2021.

7. Items for Discussion and/or Action

A. Department of Conservation and Development presentation and report out on the Envision Contra Costa 2040.

- Maureen Toms, with the Department of Conservation and Development, gave the presentation. Presentation is included in attachment 2.

8. M.A.C. Committee and/or Member Reports

- Barbara Vargen-Kotchevar reported out on the community clean up that Phillips 66 is hosting.
- Lauren McCollins brought up C.O.R.E.
- Deborah Drake thanked her family for watching her get sworn in.

9. Future Agenda Items

- C.O.R.E. Presentation
- Library grant

10. Adjournment

The next RMAC meeting is Thursday, March 25, at 7pm.

Subject: FW: Rodeo Municipal Advisory Council Meeting
Date: Wednesday, March 3, 2021 at 2:19:35 PM Pacific Standard Time
From: Dominic Aliano
Attachments: JSUSD Reopening Progress Report (1).pdf

From: Deborah Brandon <dbrandon@jsusd.org>
Date: Thursday, February 25, 2021 at 1:01 PM
To: Dominic Aliano <Dominic.Aliano@bos.cccounty.us>
Subject: Re: Rodeo Municipal Advisory Council Meeting

Attachment 1

Hello everyone,

I wanted to share with you our reopening progress report for JSUSD (attached), and a summary of our construction below.

Here is a message from our Superintendent, Charles Miller:

As a reminder, in 2016, the Governing Board of the John Swett Unified School District passed a resolution to put two bond initiatives on the ballot to fund the remodeling of John Swett High School and the construction of a new Carquinez Middle School. In the 2016 election, the community voted and approved both construction bonds. The ballot language for these two school construction bonds was specific and has guided the work of our Governing Board to enact the will and intent of the voters.

As a reminder, the text of Measure P directed the Board "to construct a new Carquinez Middle School at the existing site/property that is seismically safe and supports modern learning standards in science, math, reading and arts; increase student access to classroom technology; improve student security; implement site renovations; and equip classrooms and facilities..." The project list for the new Carquinez Middle School calls for, "...construction of classrooms, science and computer labs, library, gymnasium, cafeteria/kitchen, multipurpose room, administration offices, support spaces, storage areas, utility rooms and other components for a complete new school." The construction of the new Carquinez Middle School is in full swing. We have made site improvements to our underground culvert that goes through the school site, poured the foundation for the new school buildings, and are erecting structural steel and wood framing.

As it stands, the construction of the new school will likely be completed and ready for occupancy by February of 2022. Once complete, we will proceed with the demolition of the old school building, conduct additional culvert and hydrology work, and complete the site work as planned (playfield, basketball courts, walkways, fencing, etc.). It is important to note that we have received an additional \$6.4 million from the State (seismic mitigation funds) to cover the cost of the overall construction project and this will likely see us through to the end. Also, we are still in the process of getting the lead impacted soil removed from the site and will have a Remedial Action Workplan (RAW) available for public review shortly. The Department of Toxic Substances Control (DTSC) will also hold a virtual community meeting to review the removal process.

The District is under contract with Overaa Construction for the construction of the new Carquinez Middle School facility and is fully funded pursuant to Measure P passed in November 2016:

Overaa Construction contract amount: \$34,380,402

Related costs for new construction: \$ 5,091,740

Total commitments as of 1-31-2021: \$39,472,142

District bond funds (Fund 21): \$40,204,301 (including interest) (From John Swett Unified School District Bond Publication Workbook 12-03-2020.)

Additional Funds for Seismic Mitigation (received 12-17-2020): \$6,450,518.00

Total Available Funds: \$46,654,819

We currently anticipate that there will be some increased costs in this initial phase of the project due to changes in plans that were necessary to have our project approved by the Division of State Architects (DSA). This includes construction costs for more concrete, metal framing, drywall, roll-up doors, etc. Our Governing Board will be meeting to review these changes and other issues related to the project in the coming weeks.

As a reminder, the text of Measure Q for John Swett High School directed the Board, "To complete renovation, modernization, and safety upgrades at John Swett High School that update classroom, science labs, and career technical education facilities; and renovate, construct, and equip classrooms, facilities, sites and ventilation..." The project list also includes updating furnishings and other equipment to facilitate a modern learning environment that also included our gym and shops.

Using a bid process, the District entered into a contract with D.L. Falk to complete the work that was specified in Measure Q. Construction has been in progress since October of 2018 and is nearing completion. All of our classrooms have been completely renovated and includes new learning walls, new lighting, new flooring, and air conditioning. Furthermore, we have outfitted the new classrooms with state of the art technology to ensure our students have access to 21st Century learning experiences. We have remodeled our school kitchen so that meals can be served to students in an inviting environment. Construction is now focused on the gym, shops, and locker rooms. We are very close to completion on this project.

Throughout all of the work on our school bonds, our Citizen's Bond Oversight Committee (CBOC) has carefully reviewed our expenses and aspects of the project. We have a very vigilant CBOC who have conducted an in-depth analysis of our invoices, contracts, timelines, and expenses.

I am also available to provide tours of our new facilities and construction projects. If you have any questions or concerns, please feel free to reach out to me directly at 925-639-7408 or by email at cmiller@jsusd.org.

Finally, we want to remind our community that we have meals available for children (any age). Distribution occurs during lunchtime at Carquinez Middle School, Bayo Vista, and Rodeo Hills Elementary School. Our meal distribution includes breakfast, lunch and dinner. The food is free!

Thank you and stay healthy!

Charles Miller
Superintendent, John Swett Unified School District



JOHN SWETT UNIFIED SCHOOL DISTRICT

400 Parker Avenue, Rodeo, CA 94572
(510) 245-4300 • FAX (510) 245-4312

JSUSD REOPENING PROGRESS REPORT - FEBRUARY 2021

Summary: On Saturday, March 14th, 2020, the John Swett Unified School District Governing Board made the difficult and painful decision to shutter all of our school campuses in response to the Covid-19 pandemic. Knowing that we had to keep students engaged and learning, we quickly changed our program offerings to students and began the implementation of Distance Learning, provided access to free daily meals for students and families facing food insecurity, and increased social-emotional supports for students during this period of extreme stress due to the Coronavirus. Since the date of our initial closure, we have been preparing for the reopening of schools. These preparations have included substantive changes to our facilities (hand washing stations, better air filters in our HVAC units, partition dividers, etc.). We have also established multiple re-opening dates that have been pushed back due to new guidance from the State and increased community spread of the Coronavirus. Currently, we are working with our labor unions to establish a reopening date, but teachers and staff harbor concerns about reopening prior to being vaccinated.

Personal Protective Equipment and Facility Upgrades:

- Hand sanitizing pumps for every classroom
- Washable masks for staff
- Backup masks for students
- Gloves
- Infrared thermometers for every classroom
- Single hand washing stations at John Swett High School
- Installed double hand washing stations at Carquinez Middle School
- Plexi-glass dividers for front office areas and classrooms
- Signage for social distancing
- Installed Merv-13 filters for every HVAC unit in the District
- Repaired classrooms windows in order to increase air circulation

State Guidance Regarding Reopening:

Red, Orange, and Yellow Tiers - Schools may reopen at all grades if they are located in counties in the Red, Orange or Yellow Tiers under the Blueprint for a Safer Economy. Currently Contra Costa County is in the Purple Tier with a case rate of 17%. We will enter the Red Tier when we hit a case rate of 7%, which will likely happen sometime in early March, 2021. Schools that reopen under this paragraph must complete and post a Covid-19 Safety Plan (CSP) to their website homepage before reopening for in-person instruction. You can see our current Covid-19 Safety Plan by going to <https://www.jsusd.org/domain/452>.

Purple Tier - Schools may not reopen for grades 7-12 if the county is in Purple Tier. Schools serving grades K-6 may reopen for in-person instruction in the Purple Tier, if they complete and post a CSP to their website homepage and submit the CSP to their local health officer (LHO) and the State Safe Schools for All Team and there are no identified deficiencies, as described in the Covid-19 Safety Plan (CSP) Posting and Submission Requirements for In-Person Instruction. Case rates in Rodeo and Crockett are higher than other areas of the

County, such as Lafayette, Moraga, Orinda, etc. As such, we have not elected to apply for a waiver to open while in the Purple Tier. Furthermore, a key requirement of opening in the Purple Tier is a signed agreement with our labor unions to reopen. So far, we have been unable to successfully bargain a reopening agreement with our certificated teacher's union to reopen while in the Purple Tier.

Testing of Students and Staff:

Currently, the Governor and the powerful teacher's lobby are working on a political and policy agreement for reopening schools. There is no doubt that there will be a component of COVID-testing required for students and staff as part of the "layered mitigation" measures being discussed. As the case counts come down in Contra Costa and other counties, there will be more pressure on the reopening issue with school leaders caught between unions' list of conditions and communities that simply want to send their kids back to school. It is increasingly likely that there will be some level of mandated testing required for all schools. We are in the process of figuring out how to meet the testing cadence demands that will be required for staff and students. This will be costly and we will need additional funding and guidance to meet this demand.

Teacher and Staff Vaccinations:

We have all heard reports from the State and the Center of Disease Control (CDC) that schools are safe to reopen prior to teachers and staff being vaccinated. **However, this has not necessarily reduced the fear and anxiety on the part of our teachers and staff to return pre-vaccination.** This has led to considerable resistance to reopening prior to teachers and staff being vaccinated. The John Swett Unified School District is not unique in this regard, and this debate continues to occur throughout the County and at the State level. We continue to lobby the State and County to prioritize teacher and staff vaccinations in light of the current need to reopen schools.

Possible Scenarios for Reopening:

Scenario #1 - Returning Pre-Vaccine: While possible, it is unlikely we will open pre-vaccine for our teachers and staff. If we were to do this, the earliest that a reopening could occur would be sometime mid-March, once our County is no longer in the Purple Tier. This would also hinge on case rates continuing to decline.

Scenario #2 - Returning Post-Vaccine: It is far more likely that we could reopen once teachers and staff have an opportunity to be vaccinated. However, the rollout of the Coronavirus vaccines have been very uneven, plagued by supply delays. If the County's vaccination program gets back on track, we may see a reopening possibility mid to late April.

Scenario #3 - Returning for Summer Programming: Unless the State orders us closed, we will likely re-open for in-person programming this summer. Our plan is to return students for our Extended Year Program starting June 14th and our Covid-19 Summer Recovery Program starting July 6th. Once open, we will continue to be open for in-person programming in the Fall as well.

Conclusion: Please note that all of this could change based on new State guidance along with

factors related to the pandemic. If you have any questions, please feel free to reach out to Charles Miller at 925-639-7408 or by email at cmiller@jsusd.org.

Attachment 2

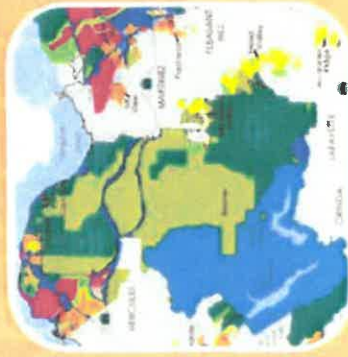


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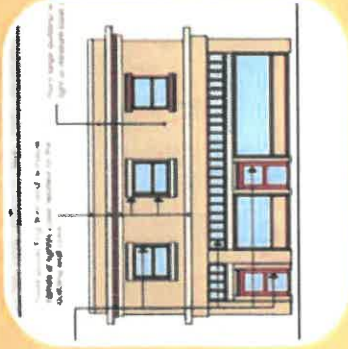
Rodeo MAC

February 25, 2021

Envision Contra Costa 2040



General Plan



Zoning Code

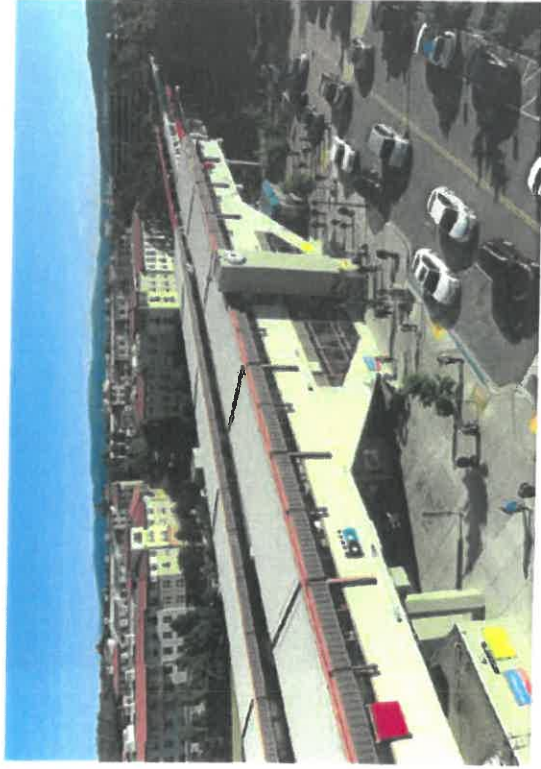


Climate Action Plan

Environmental Impact Report

What is the General Plan?

- » “Constitution” for land use
 - Local jurisdiction’s highest land use document
 - Establishes a vision and supporting goals, policies, and actions for the unincorporated areas
 - Provides consistent direction for future development
 - Balances growth, conservation, and quality of life



Why is the General Plan Important?

The General Plan affects:

- » How property can be developed
- » The quantity and types of jobs available in the community
- » The appearance and feel of neighborhoods
- » How roadways are designed and improved
- » Risks to people and property from hazards
- » Resource conservation



Why Update the General Plan Now?

- » Existing General Plan is 30 years old and doesn't address many of the challenges communities currently face
- » AB 32 – Global Warming Solutions Act
- » SB 375 – Sustainable Communities Strategy/Plan Bay Area
- » SB 743 – Vehicle Miles Traveled
- » AB 379 – Climate Change Adaptation and Resilience
- » SB 1000 – Environmental Justice
- » New legislation related to housing
- » Consistency with other plans and initiatives (Local Hazard Mitigation Plan, Adapting to Rising Tides, Land Use and Resource Management Plan for the Delta)

Components of the General Plan

- » Required Elements
 - Land Use
 - Transportation
 - Safety
 - Noise
 - Open Space
 - Conservation
 - Housing
- » Optional Elements in Current General Plan
 - Growth Management
 - Public Facilities/Services



Four Themes Throughout the New Plan

» Economic development



» Sustainability



» Environmental justice



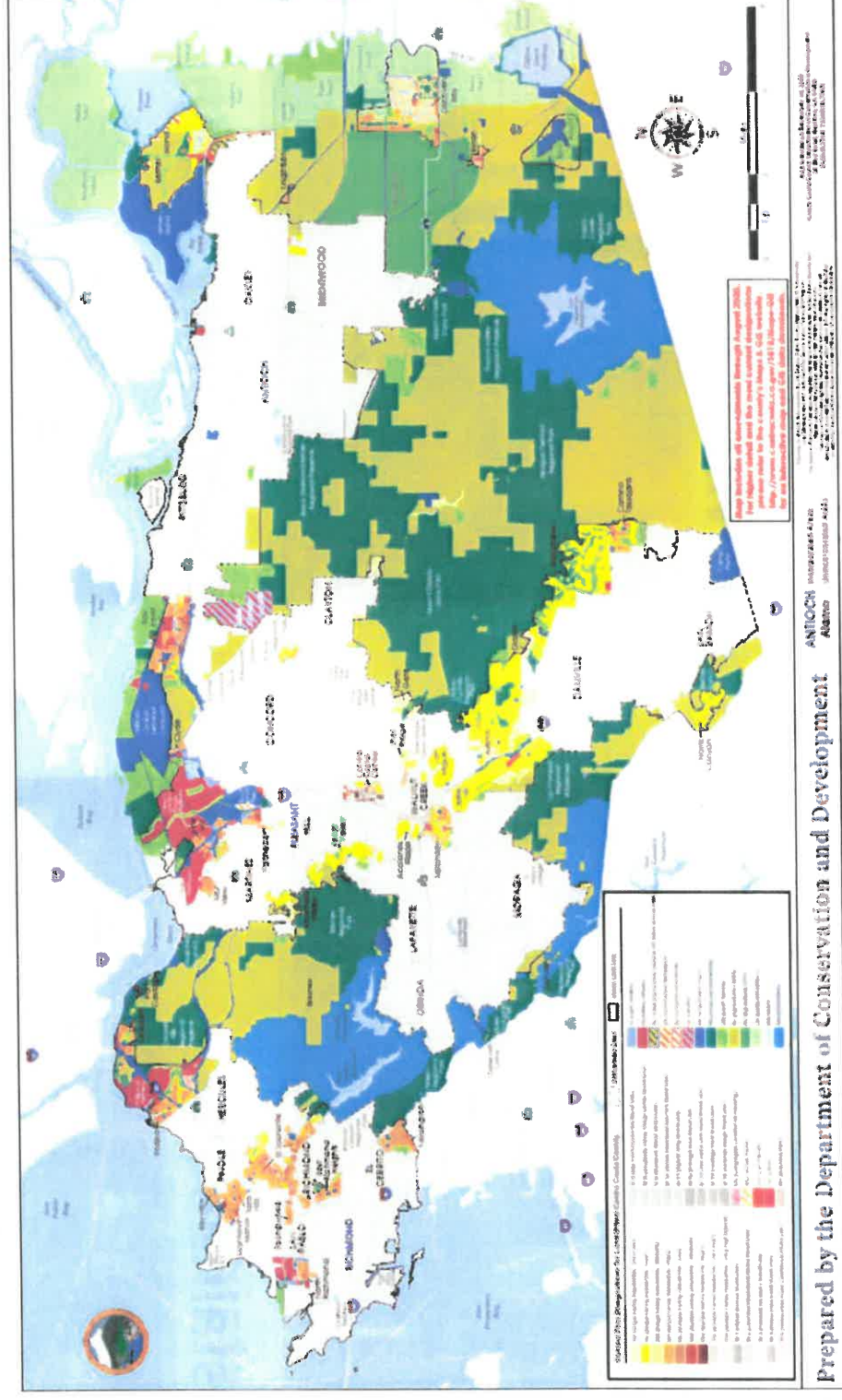
» Community health



ENVISION CONTRA COSTA 2040

Land Use Map

- » **Land use designations specify development intensity**
 - **Maximum residential density (housing units per acre)**
 - **Maximum nonresidential floor area ratio (FAR)**



What is the Zoning Code?

- » Zoning map and districts
- » Regulations that control physical development
 - Permitted uses
 - Permitting requirements
 - Specific site development standards – setbacks, parking, lighting, signage, fences, trash enclosures, etc.
- » General Plan vs. Zoning Code
 - Zoning Codes implement the General Plan with specific development regulations:
 - General Plan = “Residential”
 - Zoning Code = “Single-family; Multiple-family”

Climate Action Plan (CAP) Update

» What is the CAP?

- Sets greenhouse gas (GHG) emissions reduction targets for the county
- Establishes a plan to reach those targets
- Implements the climate-related policy direction of the General Plan



» Why is the CAP being updated?

- State law has changed since the CAP was adopted (in 2015)
- New reduction strategies are available
- Evolving understanding of resilience and adaptation
- Opportunity to improve how the CAP is implemented
- More extensive support for greater equity
- CAP can better integrate with the new General Plan

Environmental Impact Report (EIR)

- » California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment
- » EIR must:
 - Disclose information about the effects the project could have on the physical environment
 - Identify mitigation measures, if necessary
 - Describe feasible alternatives to the proposed project
- » Public review
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of Draft EIR – comment on the analysis

Opportunities for Public Involvement

- » Envisioncontracosta2040.org
- » Community Meetings
- » Focused Meetings
- » Municipal Advisory Councils
- » Sustainability Commission
- » County Planning Commission
- » Board of Supervisors



Online Participation

Envisioncontracosta2040.org/online-engagement

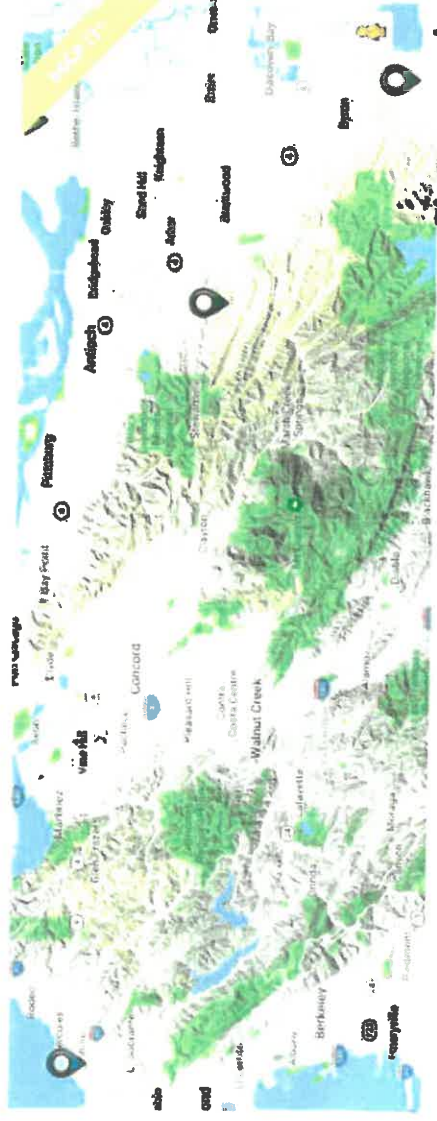


Envision Contra Costa 2040

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Online Engagement

What are your ideas?



Sign up for our mailing list!

Enter your email address:

Sign up

ENVISION CONTRA COSTA 2040



Questions?

Contact Information

Will Nelson, Principal Planner

(925) 674-7791

will.nelson@dcd.cccounty.us

Daniel Barrios, Senior Planner

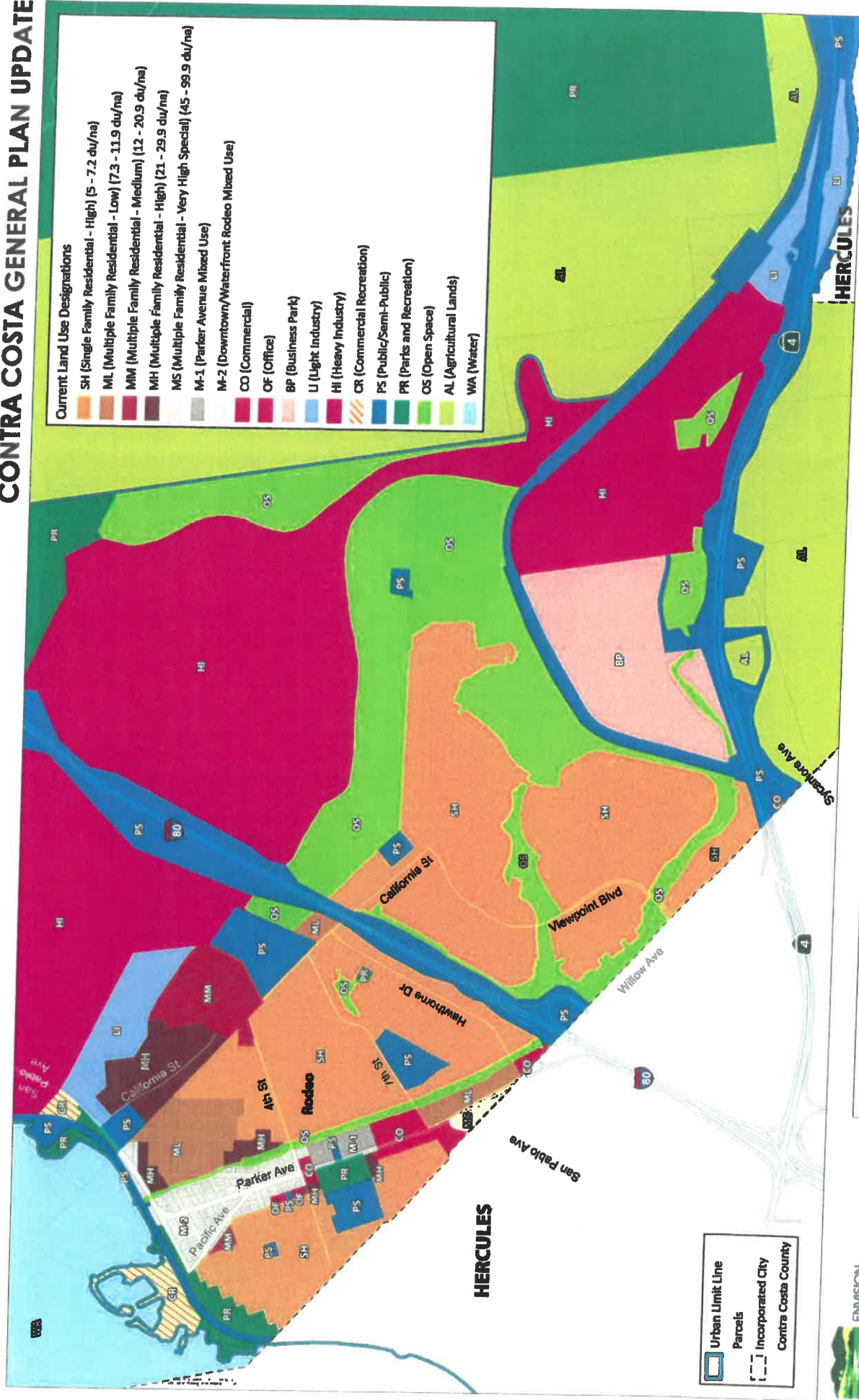
(925) 674-7788

daniel.barrios@dcd.cccounty.us

envisioncontracosta2040.org

RODEO

CONTRA COSTA GENERAL PLAN UPDATE



(du/ha) : dwelling unit per net acre

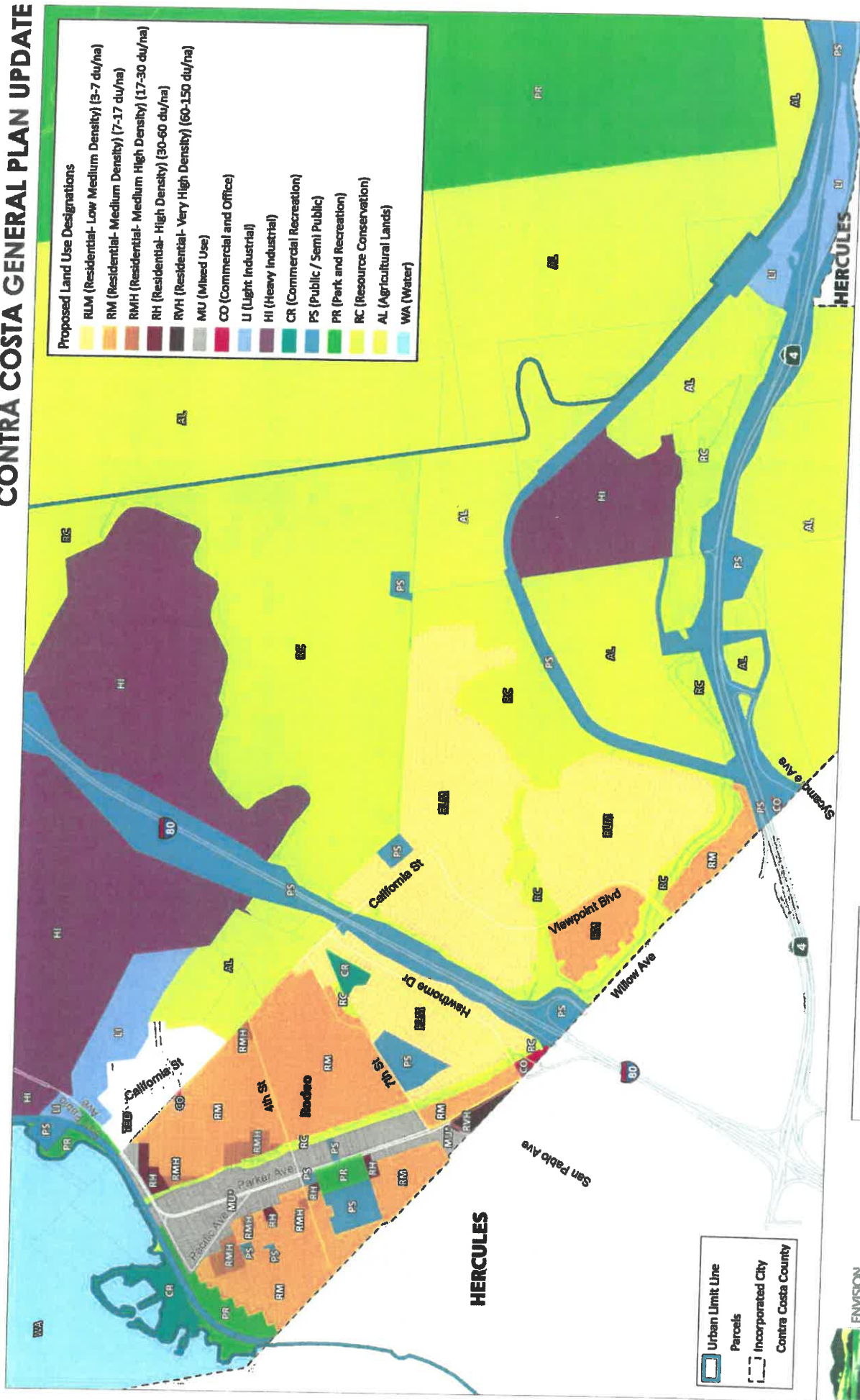
Current Land Use Designations

Source: Contra Costa County, 01/22/2021

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RODEO

CONTRA COSTA GENERAL PLAN UPDATE



DRAFT Proposed Land Use Designations

(du/ha) : dwelling unit per net acre

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RODEO | CONTEXT

Rodeo has grown from an agrarian ranching community to an industrial hub at the intersection of a railroad line and shipping port to the close-knit community it is today. Situated on San Pablo Bay, this community values its Downtown, neighborly atmosphere, and access to open space and water-related recreational activities. Situated just north of Hercules, Rodeo maintains close ties to its industrial and ranching roots with the Phillips 66 Refinery and agricultural land to the north and east. Community members are active in the Rodeo Citizens Association and other local organizations, devoting their time and resources to address local health, safety, and environmental concerns.



There are vital local-serving commercial amenities, including a grocery store, that many residents would like to see augmented to revitalize Downtown and the marina. The community's waterfront location has long been constrained by the railroad tracks that hug the shoreline, but increased infrastructure and view preservation efforts along the waterfront has increased accessibility, also helping to expand aquatic recreation and other commercial uses along the waterfront. With Interstate 80 running the length of Rodeo, coupled with the lack of BART or ferry stations, circulation is constrained at peak commute times.

While most residents do not work in Rodeo, Phillips 66 is a major employer in the county and sits on over 1,000 acres in northern Rodeo. In August 2020, Phillips 66 announced a plan to convert the Rodeo Refinery into a renewable fuels plant. Many residents remain concerned about potential refinery impacts, such as air quality and safety.

WHO LIVES IN RODEO?



Source: Contra Costa County, 2016; Photostats, 2020

RODEO | CONTEXT (CONTINUED)

2

The information on this page presents a summary of hazards and vulnerabilities in the Rodeo community based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.

Hazards

	Air Quality
	Coastal Flooding
	Drought
	Extreme Heat
	Flooding
	Human Health Hazards
	Landslides
	Seismic Hazards
	Severe Storms
	Wildfires

Major Vulnerabilities

Cost-burdened and low-income households are vulnerable to coastal flooding, drought, extreme heat, flooding, human health hazards, severe storms, and wildfires.

Persons with chronic illnesses are vulnerable to air quality, extreme heat, and human health hazards.

Railways, including the Capitol Corridor Amtrak line, are vulnerable to coastal flooding, flooding, landslides, and seismic hazards.

Wastewater treatment plants and services are vulnerable to coastal flooding, flooding, landslides, seismic hazards, and severe storms.

Government and commercial buildings are vulnerable to coastal flooding, flooding, landslides, seismic hazards, severe storms, and wildfires.

The Phillips 66 oil Refinery is vulnerable to coastal flooding, flooding, landslides, and wildfires.

Public safety response, public transit access, and solid waste removal are vulnerable to coastal flooding, flooding, landslides, severe storms, and wildfires.

SEA-LEVEL RISE



WILDFIRE



Source: San Francisco Bay Conservation and Development Commission, 2017; Contra Costa County, 2018; PacificWaters 2020.

Source: CalFire, 2018; Contra Costa County, 2018; PacificWaters 2020.

DISADVANTAGED COMMUNITY

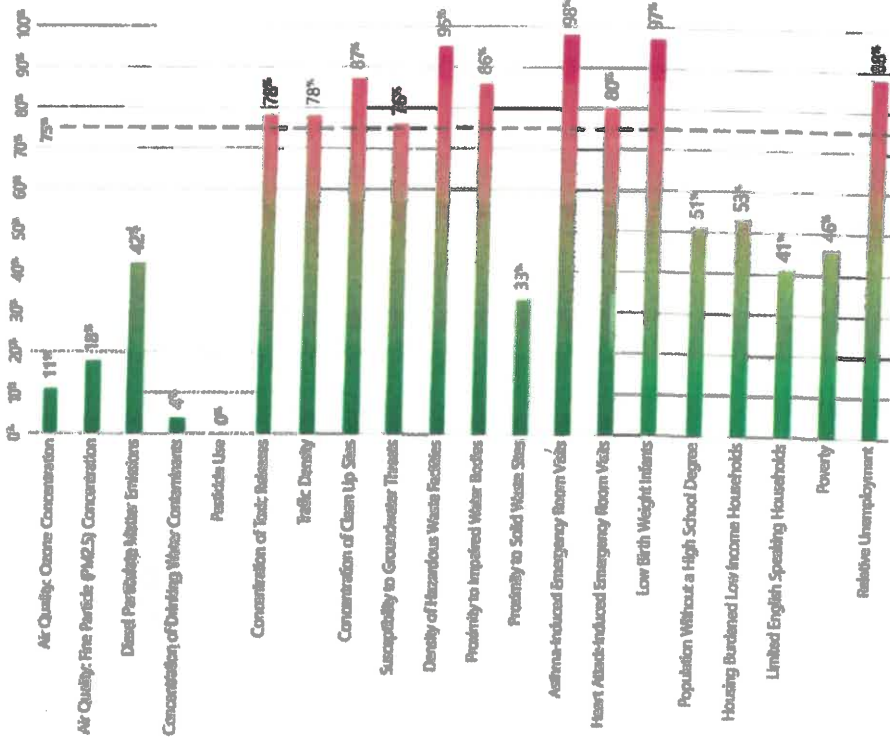
The County has identified Rodeo as a disadvantaged community under Senate Bill (SB) 1000, which requires the County to integrate environmental justice into the General Plan. This law is based on the understanding that some communities have experienced a combination of historic discrimination, negligence, and political and economic disenfranchisement. Often, this has resulted in a disproportionate burden of pollution and health impacts and disproportionate social and economic disadvantages in these communities.

The 20 indicators that contribute to Rodeo's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from CalEnviroScreen. The chart shows how Rodeo ranks for each indicator compared to the rest of the state. The State identifies disadvantaged communities as those where the combined ranking for all factors is 75 percent or higher. While there are multiple Census tracts that make up Rodeo, this chart presents only the most-impacted Census tract for each indicator.

Phillips 66's activities have impacted community and environmental health, with multiple hazardous waste facilities and generators resulting in clean up sites, impaired water bodies, and air pollution. In the past decade, industrial activities in and around Rodeo businesses emitted numerous hazardous gases, ignited fires, contaminated soil, and spilled crude oil into San Pablo Bay. In addition to pollution in San Pablo Bay, Rodeo Creek is impacted by urban runoff and storm sewers, impairing aquatic life, fishing, and other beneficial uses. Meanwhile, rates of emergency room visits from heart attacks and asthma are higher in Rodeo than most other communities in California. Despite these health issues, the closest hospitals are at least a 15-minute drive to Vallejo or Martinez. Residents are concerned about access to medical care in emergencies, especially considering industrial hazards and sensitive health conditions.

DISADVANTAGED COMMUNITY INDICATORS (2017)

Ranking of Most Impacted Census Tract in Rodeo Relative to the State





TOXIC RELEASES

This map ranks Census tracts based on the concentration of toxic chemical releases from industrial facilities (e.g., the Phillips 66 Refinery). Parts of Rodeo are ranked at 78 percent, meaning that the area has a concentration of toxic releases that is worse than 78 percent of the state.



Source: California Office of Environmental Health Hazard Assessment, 2016; Contra Costa County, 2016; PlaceWoods, 2020.



CLEAN UP SITES

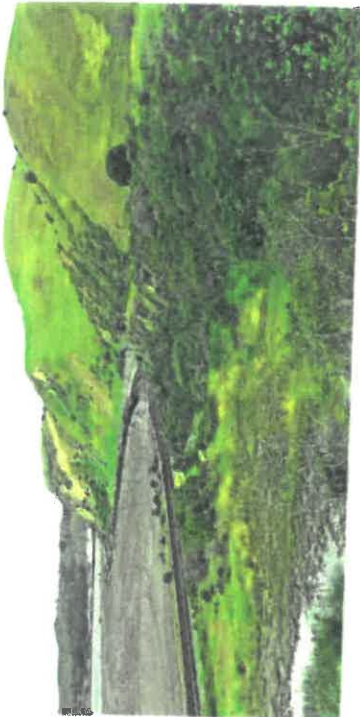
This map ranks Census tracts based on the concentration of clean up sites, which are sites undergoing clean up actions by governmental authorities or property owners due to environmental degradation from hazardous substances. The ranking also considers the nature and magnitude of the threat and the site type and status. Parts of Rodeo are ranked at 87 percent, meaning that the area has a concentration of clean up sites that is higher than 87 percent of the state.

Source: California Office of Environmental Health Hazard Assessment, 2016; Contra Costa County, 2016; PlaceWoods, 2020.



HAZARDOUS WASTE

This map ranks Census tracts based on the density of hazardous waste facilities and generators (e.g., the Philips 66 Refinery), considering each facility's type and permit status and generator activities. Parts of Rodeo are ranked at 95 percent, meaning that the area has a density of hazardous waste facilities and generators that is higher than 95 percent of the state.



PLANNED LAND USE

Land use designations for Rodeo are shown on the Land Use Map and defined in the Land Use Element. Generally, the majority of Rodeo is planned for a mixture of residential and commercial land uses. Northeast of the community, the existing Phillips 66 Refinery is designated as industrial use. Between the eastern industrial and residential areas, lands are designated as open space to serve as a buffer between heavy industrial and residential uses.

Rodeo includes a Mixed Use designation along Parker Avenue, which represents the revival of a once common concept: the placement of residential units over street-level businesses. Rodeo also includes a Town Center designation in the Downtown and along the waterfront. This designation encourages the revitalization of Downtown Rodeo by concentrating commercial and office uses into logical areas and developing multi-family residential buildings, primarily townhouses.

See also the Rodeo Waterfront/Downtown Specific Plan (1997) and Rodeo Redevelopment Area Planned Unit Development Zoning Code and Design Guidelines (2005), which provide more detailed guidance for this area.



Multi-family housing in Rodeo.



Single-family housing in Rodeo.



Open space and industrial uses in Rodeo.



Mixed-use development in Rodeo.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Rodeo community members:

- Rodeo residents know their neighbors and care about their community. This connectedness among community members should be preserved and enhanced both now and into the future.
- Downtown Rodeo should be energized as a bustling downtown core through infill development, beautification, historic preservation, community facilities, walking and biking amenities, affordable and connected housing, and regular events that bring people together.
- Rodeo should remain a full-service community with amenities like a fire station and grocery store, and services should expand so that residents don't need to travel outside the community for daily or weekly needs.
- Rodeo's waterfront should serve as a focal point for the community, with easy access to the shoreline, waterfront parks and open space, and a mixture of adjacent multi-family residential, retail, and commercial recreational land uses.
- Rodeo residents should have amenities available to make healthy lifestyle choices, including community gardens, farmers markets, parks, and medical facilities.
- Rodeo residents should be kept safe and healthy while living adjacent to heavy industrial uses by mitigating risks from heavy industrial accidents, exposure to air pollutants, and other health hazards.
- Rodeo should be protected from sea level rise with adequate monitoring and mitigation.
- Rodeo residents should be able to safely walk around all parts of the community at all times of day and night.
- People living or working in Rodeo should be able to get around the community easily without needing to drive.
- All Rodeo residents should have access to safe, secure, and affordable housing.
- Creeks and waterways should serve as multi-use linear parks through Rodeo.

POLICIES

- The maximum allowed density and intensity of development in the Mixed Use designation is X units per acre and Y floor area ratio (FAR). In the Town Center designation, the maximum allowed density is X units per acre and the maximum allowed intensity is X FAR.

While providing flexibility to support housing and infill development, require that new development provide adequate parking and adhere to the Rodeo Waterfront/Downtown Specific Plan goals, policies, and design standards and guidelines, which support a vision for a visually cohesive, economically viable, and people-oriented Downtown and waterfront area (3-155, 3-156)

Partner with civic organizations to market Downtown Rodeo and the waterfront to businesses that support the vision of the Rodeo Waterfront/Downtown Specific Plan.

Encourage more infill development in Downtown Rodeo that is flexible, varied in type and appearance, and reflects Rodeo's close-knit community character including housing, commercial, and civic uses.

Support and enable consolidation of parcels along Parker Avenue to facilitate flexible mixed use.

Require major new development to provide recreational amenities for community enhancement.

Promote the development of water-oriented commercial, recreation, mixed use, and transportation uses at the waterfront.

Maximize public access to the Bay (3-152)

Direct all new development towards infill opportunities (i.e., the development of vacant or underutilized parcels for housing, mixed use, or other appropriate uses). (3-147)

Use distinct signage and streetscape design on both sides of Interstate 80 to create a better sense of cohesiveness among the entire Rodeo community.

Design new public spaces to celebrate the historic and cultural diversity in Rodeo. Work with civic organizations to support and enhance food truck events while minimizing competition with local businesses in Rodeo.

POLICIES (CONTINUED)

- 13 Support beautification and walkability in Rodeo by enforcing codes related to illegal dumping, streets, sidewalks, properties, and building facades.
- 14 Prioritize the safety and health of Rodeo residents living adjacent to heavy industrial uses.
- 15 Support agreements between the community and heavy industrial uses.
- 16 Attract and support clean, green industry in Rodeo.
- 17 Continue to avoid and mitigate the effects of industrial traffic on Downtown streets. (3-146)
- 18 Work with the Rodeo-Hercules Fire District to ensure that appropriate response times can be met throughout the community, including in the event of a heavy industrial accident.
- 19 Require that new and retrofitted development supports effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED):
 - a Delineate private and public spaces.
 - b Enhance visibility.
 - c Control property access.
 - d Ensure adequate property maintenance.
- 20 Provide frequent and consistent law enforcement patrol service in Rodeo.
- 21 Coordinate with the City of Hercules on decisions that affect Rodeo residents.
- 22 Partner with local organizations to expand opportunities to engage community members in the planning process.
- 23 Support the East Bay Regional Park District's efforts to complete the San Francisco Bay Trail along the waterfront. (3-162)

ACTIONS

Continue to implement the Implementation Tasks identified in Chapter 5 of the Rodeo Waterfront/Downtown Specific Plan, including the development of a linear park along the Rodeo Creek Trail and a waterfront promenade. (2-151, 3-155, 3-156, 3-161)

Study potential redevelopment options for the marina area, such as a new public or private marina or other water recreation facility. Based on the results of the study, actively market the site to potential developers and/or work with partners to pursue grant funding for a public facility.

Actively seek a new community market or grocery store to locate in Rodeo, ideally one that reflects the community's ethnic and cultural diversity.

Create a plan to develop properties in Rodeo for public uses, such as a community center, youth center, community pool, new senior center, sports center, town plaza, dog park, and/or parks and open spaces. As part of this plan, identify funding sources and strategies.

Create a Safe Routes to School program for Rodeo schools.

Complete sidewalk gaps on San Pablo Avenue, Willow Avenue, Pacific Avenue, and Vaqueros Avenue, especially near bus stops.

Improve safety and comfort on the Rodeo Creek Trail by installing pedestrian-scale lighting, improving fencing, and improving ongoing maintenance, especially in the area just north of Seventh Street, potentially with organized creek clean-ups.